

# Planning and Development

David Peckford, Assistant Director – Planning and Development



**Cherwell**  
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Please ask for: **Matthew Swinford**

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Our Ref: **20/00841/F**

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2nd February 2021

Dear Sir/Madam

## TOWN AND COUNTRY PLANNING ACT 1990 – Appeal against Refusal

**Appellant's Name:** Mr R Bratt

**Proposal:** Erection of garage adjacent to approved dwelling and change of use of agricultural land to residential use

**Location:** Barn And Land South West Of Cotefield Farm, Church Street, Bodicote

**Parish(es):** Bodicote

**Appeal Reference:** APP/C3105/W/20/3263029

**Appeal Start Date:** 26 January 2021

I am writing to let you know that an appeal has been made to the Secretary of State for Communities and Local Government in respect of the above site. The appeal follows refusal of a Planning Application.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector appointed by the Secretary of State.

Any comments that may have been made following the original application for planning permission will be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

Due to the current COVID-19 situation, the Planning Inspectorate have limited access to their offices, meaning there will be a delay in processing any comments submitted via post. Please use the Planning Inspectorate's online appeals service.

Should you wish to make any additional comments, please use the Planning Inspectorate's online appeals service. You can find the service through the Appeals area of the Appeals Casework Portal – see <https://acp.planninginspectorate.gov.uk>

Please ensure that any further comments you may wish to make are received at the Planning Inspectorate by 2 March 2021, at the latest, otherwise there is a risk that the Inspector will not see them. If comments are received after the deadline, the Inspector will not normally look at them and they will be returned to you.

The Planning Inspectorate will not acknowledge representations. They will, however, ensure that letters received by the deadline are passed on to the Inspector dealing with the appeal.

Leaflets offering further information on taking part in planning appeals are available free of charge by contacting the Council on the above telephone number or online at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Documents relevant to the appeal can be viewed by accessing the planning file via the Council's online services at [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

The Inspectorate may publish details of your comments, on the internet (on the Appeals area of the Planning Inspectorate web site). Your comments may include your name, address, e-mail address or phone number. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information about someone else, please ensure that you have their permission.

The appeal decision will be published on the Planning Inspectorates website <https://www.gov.uk/planning-inspectorate> once it is issued.

Yours faithfully

Matthew Swinford

Matthew Swinford  
**Appeals Administrator**